

025.0

0004

0005.0

Map

Block

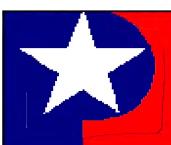
Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED: 1,155,600 / 1,155,600
 USE VALUE: 1,155,600 / 1,155,600
 ASSESSED: 1,155,600 / 1,155,600



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		TROWBRIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BIRMINGHAM GEOFFREY F ETAL/ TRS	
Owner 2: GEOFFREY F BIRMINGHAM REVOCAB	
Owner 3: RACHEL S JELLINEK REVOCABLE TR	

Street 1: 14 TROWBRIDGE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: BIRMINGHAM GEOFFREY F/TR & -

Owner 2: JELLINEK RACHEL S/TRUSTEE OF -

Street 1: 14 TROWBRIDGE ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .126 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1911, having primarily Aluminum Exterior and 3418 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5500		Sq. Ft.	Site		0	80.	1.06	1									468,002						468,000	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							5500.000		684,200		3,400		468,000		1,155,600						16618	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					09/09/17	

USER DEFINED

Prior Id # 1:	16618
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/29/21	20:58:12
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT								Parcel ID	025.0-0004-0005.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	684,200	3400	5,500.	468,000	1,155,600		Year end	12/23/2021
2021	104	FV	652,600	3400	5,500.	468,000	1,124,000		Year End Roll	12/10/2020
2020	104	FV	651,900	3400	5,500.	468,000	1,123,300	1,123,300	Year End Roll	12/18/2019
2019	104	FV	520,000	3400	5,500.	497,200	1,020,600	1,020,600	Year End Roll	1/3/2019
2018	104	FV	499,900	3400	5,500.	362,700	866,000	866,000	Year End Roll	12/20/2017
2017	104	FV	468,200	3400	5,500.	315,900	787,500	787,500	Year End Roll	1/3/2017
2016	104	FV	468,200	3400	5,500.	269,100	740,700	740,700	Year End	1/4/2016
2015	104	FV	416,200	3400	5,500.	263,300	682,900	682,900	Year End Roll	12/11/2014

SALES INFORMATION

SALES INFORMATION							TAX DISTRICT				PAT ACCT.			
Grantor							Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BIRMINGHAM GEOF		74259-518	1	3/9/2020		Convenience				1	No	No		
BIRMINGHAM GEOF		64844-384		1/29/2015		Convenience				99	No	No		
BIRMINGHAM GEOF		64291-229		9/29/2014		Family				418,000	No	No		
BIRMINGHAM DORI		37139-76		11/2/2002		Family				1	No	No		
BIRMINGHAM FRAN		34797-192		2/11/2002		Family				1	No	No		
COUGHLIN JAMES/		30905-412		11/23/1999						429,610	No	No		
SCALTSAS RUTH/E		26639-517		9/4/1996						285,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/13/2017	1191	Solar Pa	3,762	C				
3/18/2004	178	Re-Roof	7,000	C				
4/16/2002	256	Porch	10,000	C		G4	GR FY04	ADD 4 FT TO REAR D
3/11/1998	127	Redo Bat	5,050	C				REMODEL BATH

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2017	MEAS&NOTICE	KB	Kevin B
5/14/2015	SQ Returned	MM	Mary M
1/14/2009	Meas/Inspect	336	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	264	PATRIOT
10/1/1991		PM	Peter M

Sign: _____

VERIFICATION OF VISIT NOT DATA

/ / /

